

Hayle Townscape

the quick guide



This guide explains what Hayle Townscape is and how it will support the process of economic and physical regeneration of the historic Port of Hayle

Funding Partners



This Project is part-financed by the European Union



Penwith District Council



Hayle Town Council

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What is Hayle Townscape?

Hayle Townscape is a major heritage-led regeneration initiative which aims to encourage sustainable investment in the historic town by regenerating the physical environment and reinforcing the quality of the town's heritage.

Specific objectives of the initiative are:

- to support the continuing regeneration of Harvey's Foundry;
- to significantly reduce the number of historic buildings known to be in serious disrepair or in danger of becoming so;
- to promote sustainable re-use of vacant or under used historic buildings;
- to restore and/or upgrade historic shop frontages;
- to restore lost architectural features from the street facing elevation of historic buildings; and
- to restore and/or upgrade historic street and paving surfaces and other features at key locations in the town.

How are these objectives achieved?

- By giving grants to building owners.
- By promoting and providing funding towards public realm enhancement works.
- By promoting the town's unique heritage.
- By providing education and skills training opportunities.

Which buildings are eligible?

It is widely recognised that attractive town centres are prosperous town centres. This initiative therefore concentrates on core areas where town centre type activity is greatest. These core areas are: Harvey's Foundry and Foundry Lane; Foundry Square including Chapel Terrace; Copperhouse including Market Square and Fore Street frontages; Copperhouse Pool south side (rear of Fore Street); Sea Lane and the area around the war memorial.

Because there is only a limited range of projects that the initiative can provide financial assistance towards, a list of 'priority' buildings has been drawn up. 'Priority' buildings are those that have the greatest need and are those that have the potential of making the greatest contribution to the appearance of the town.

There is a restriction on the amount of funding available to residential buildings therefore, funding from the initiative will be targeted towards historic buildings which accommodate commercial or retail activities. As a result, only a limited number of residential properties have been included on the 'priority' buildings list.

As it is possible that not all owners of 'priority' buildings will apply for a grant, additional historic buildings may be considered as the initiative progresses. The funding for these buildings is dependant on owners of 'priority' buildings not coming forward for a grant. Therefore, the initiative will be reviewed on a regular basis to gain full benefit of the resources available.

Which are the 'priority' buildings?

Harvey's Foundry Regeneration Project:

West and East Stables, Fire Engine House, Lean-to Shed, Farmyard, Plantation Stores & Foundry Lane

Foundry Square:

Extensive public realm enhancement works; Nos 7, 8 (Masonic Hall), 10 (White Hart Hotel), 18-20, 21, 22 (Barclays Bank) & 25 (former oriental carpet warehouse now completed)

Chapel Terrace:

Nos 2 (Spar Grocery), 3-4 (Warrens Bakery), 5, 6-7, 8, 9, 10-13 (Pratt's Market), 15 & 16

Penpol Terrace:

Nos 15, 17, 22, 23, 24, 28/29 (Biggleston's), 33, 34, 36, 41, 42 & 43

Hayle Terrace:

Passmore Edwards Institute

Sea Lane:

1 Old Brewery Office

Fore Street:

No's 3, 5-7, 6, 10, 13, 15-17, 19-21, rear of 22, 27, 29, 31-33, 47, 49, 51, 57, 59/59A & 71

Market Square:

No's 4-6 (St George's Hall), 9 (Phillack Church Hall), 10 (warehouse) & Daniel's store

What else will the initiative achieve?

- A town trail leaflet that reflects on the history of the town in the physical reminders that survive.
- A variety of freely available guides and information pamphlets designed to provide general knowledge of traditional buildings and how best to look after them.
- Opportunities for public art projects
- Opportunities for training in traditional building skills and materials

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Who is funding the initiative?

- Penwith District Council
- Hayle Town Council
- Cornwall County Council
- English Heritage
- The Heritage Lottery Fund
- Objective One (the European Regional Development Fund)
- South West of England Regional Development Agency
- The Guinness Trust Group

How much funding is available?

Nearly £3 million will be available in the form of grants towards eligible historic buildings located in the core areas. Works that will be eligible for a grant can include general repairs to frontages, reinstatement of lost architectural features and restoring vacant historic buildings to a new use.

An additional £300,000 will be targeted towards public realm enhancement projects in key areas. Schemes may include improvements to the area around the war memorial, Market Place in Copperhouse and Foundry Square in Foundry.

What level of grant is available?

Each case will be determined individually and funding will depend on the nature of the works proposed and the availability of funds. Applicants are not means tested and grants are entirely discretionary.

We anticipate that the grant proportion will be between 50% and 75% of the eligible costs. Generally, the lower the financial benefit of the works to a building owner, the higher the grant rate. Different funding calculations are usually carried out for conversions of vacant historic buildings.

What do I do next?

The first thing you should do is check that your building is a priority building and that the works you propose are eligible for a grant.

Refer to the information notes provided in the Application Pack as these should help you decide what sort of project you might pursue.

In certain cases, you will need to employ an agent, ie. a conservation accredited Architect or Building Surveyor to plan and specify the works and to inspect while they are in progress. Only fees from accredited professionals will be eligible for a grant.

You are advised to seek an informal appraisal of your project with a Project Officer before you prepare detailed specifications and drawings. This way, the chance of your grant application being considered without delay will be much greater.

How long will it take?

It should take roughly three months from your first enquiry to getting a formal grant offer. Depending on the type of project, this should allow enough time for your building to be surveyed, detailed designs and specifications to be drawn up upon which tenders will have been submitted by building contractors and the Project Officer has processed your application.

Large grants may take a little longer to process because we will have to seek approval from our funders before an offer can be made.

All grant offers will have to be made before October 2007 and actual works completed by 2009.

Are there any special conditions?

Yes. There are conditions attached to a grant offer. Here are a few examples:

- all grant aided works must be carried out in accordance with traditional building techniques and using traditional materials
- if you sell on or lease your building, there is a condition which allows all or part of the grant to be repaid
- valuations of properties will have to be carried out before and after the works are completed
- there are special conditions related to state aid which regulates the amount of public funding directly benefiting business enterprise.

Where can I get more information?

Contact the Project Officer, Tony Walden, part-time at John Harvey House, Mailbox 4, 24 Foundry Square, Hayle, Cornwall TR27 4HH (01736 756820 or 759149 – answer-phone); at Penzance (01736 358563 or 368582); via the website; or by e-mail at tony.walden@penwith.gov.uk

Downloadable versions of the all the application and guidance materials are available from Hayle Townscape's website, www.hayletownscape.co.uk

Hayle Townscape: eligibility map

